

ALEXANDRIA CITY PUBLIC SCHOOLS (ACPS)

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Alexandria City Public Schools

Superintendent's Proposed FY 2012 – 2021 Capital Improvement Program

On December 9, 2010, the Alexandria School Board received the Superintendent's Proposed FY 2012 – 2021 Capital Improvement Program (CIP) from Alexandria City Public Schools (ACPS) staff. The Superintendent's Proposed CIP included two plan options: a Needs-Based Request totalling \$384.3 million over ten years; and a Resource Constrained Request of \$372.6 million. The primary variation between the two options was a slightly less aggressive facilities maintenance program and a smaller investment in EcoCity initiatives. Central to both plans are addressing system-wide capacity issues resulting from current and projected enrollment growth. Both the Needs-Based and Resource Constrained Requests include \$199.3 million over ten years for ACPS capacity related projects. Significant investments in facilities maintenance are proposed at \$75.1 million in the Resourced Constrained Request, and a new addition to the both plans includes over \$33.9 million in "Shared Program Priorities" – expansion of pre-school classrooms city-wide, providing space for students currently housed in alternative programs, and providing space for community health clinics. The ACPS School Board will complete its review of the Superintendent's plan and adopt their CIP in the coming weeks.

City Manager's Proposed FY 2012 – 2021 Capital Improvement Program

The City Manager's Proposed FY 2012 – FY 2021 CIP recommends funding for the ACPS capital program at the same level as the Approved FY 2011 - 2020 CIP, totaling \$158.1 million over ten years. This is generally consistent with the budget guidance provided by Alexandria City Council in December 2010, which directed the City Manager to keep CIP funding (specifically in Cash Capital Contributions and General Obligation Bonds) at the same levels as planned in the Approved FY 2011 – 2020 CIP. A comparison of the Superintendent's Resource Constrained Request and City Manager's Proposed FY 2012 – 2021 CIPs is provided below. Given City Council guidelines, the extremely large percentage increase called for by the Superintendent's plan, the significant number of changes compared to last year's Approved CIP, and the lack of final action by the School Board, the City Manager's Proposed CIP assumes the same amount and distribution of funding through the ten year plan as it did in FY 2011 (FY 2021 was equal to FY 2011 School funding to keep the ten year total at \$158.1 million).

Project Category	FY 2012 - 2021 City Manager's Proposed CIP	*FY 2012 - 2021 Superintendent's CIP	\$ Increase/(Decrease)	% Increase/(Decrease)
Schools Capacity	\$ 51,596,000	\$ 199,318,485	\$ 147,722,485	286.3%
Facilities Maintenance	\$ 65,206,000	\$ 75,147,198	\$ 9,941,198	15.2%
Shared Program Priorities	\$ -	\$ 33,906,161	\$ 33,906,161	N/A
All Other Categories	\$ 41,300,883	\$ 64,235,805	\$ 22,934,922	55.5%
Totals	\$ 158,102,883	\$ 372,607,649	\$ 214,504,766	135.7%

* Proposed funding represents Superintendent's Resource Constrained Request

Superintendent's Proposed FY 2012-2021 Schools Capacity Projects

The biggest driver in the Superintendent's Proposed FY 2012 – 2021 Resource Constrained CIP is a \$147.7 million, or 286.3% increase over the Approved FY 2011 – 2020 CIP to address Schools Capacity projects related to current and projected enrollment growth.

The Superintendent's Proposed FY 2012 – 2021 Resource Constrained CIP requests \$199.3 million for Schools Capacity Projects. Five major school replacement or addition projects are proposed: replacing the existing Jefferson-Houston K-8 school; constructing a second school building on the Patrick Henry site; providing a 56-room addition at T.C Williams Minnie Howard campus site; constructing a new K-8 building replace to replace Cora Kelly; and a new K-8 building on a to-be-determined site. This compares to the two new school replacement projects in last year's Approved CIP. Also, the estimated costs per facility were increased. The two new assumptions in the Superintendent's Proposed CIP related to increased new school costs are: a cost of \$260 per square foot for each new school (last year, the estimate was \$200 per square foot) due to adding probable storm water management costs and a review of comparable projects in Northern Virginia school divisions; and the anticipated square footage for each new school being increased from 100,000 to 120,000. Project timing and funding requests for the proposed Schools Capacity projects in the Superintendent's request are noted on the next page.

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School/Site	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	*Grand Total
John Adams	\$80,000	-	\$302,099	\$120,615	-	-	-	-	-	\$502,714
Charles Barrett	1,983,800	-	-	-	-	-	-	-	-	1,983,800
Patrick Henry	3,967,600	3,198,001	11,666,144	20,456,624	-	-	-	-	-	39,288,369
Jefferson-Houston	3,120,000	13,431,602	22,802,773	-	-	-	-	-	-	39,354,375
Cora Kelly	-	-	-	-	3,443,900	14,825,984	25,170,011	-	-	43,439,896
James K. Polk	1,983,800	-	-	-	-	-	-	-	-	1,983,800
George Washington	-	717,502	-	-	-	-	-	-	-	717,502
TC Williams: Minnie Howard Campus	-	-	1,951,013	8,399,107	15,643,091	-	-	-	-	25,993,211
TBD K-8 School	60,000	-	-	-	-	-	3,618,250	15,576,553	26,800,016	46,054,819
Totals	\$11,195,200	\$17,347,105	\$36,722,029	\$28,976,345	\$19,086,992	\$14,825,984	\$28,788,261	\$15,576,553	\$26,800,016	\$ 199,318,485

*Funding was not requested in FY 2021 for Capacity Projects.

**Proposed funding represents Superintendent's Resource Constrained Request

Superintendent's Proposed FY 2012 – 2021 Other Schools Projects

The Superintendent's Proposed Resource Constrained CIP includes a \$66.8 million, or 62.7% increase over the Approved FY 2011 – 2020 CIP in all other capital project categories. The table below details the changes in each project category between the City Manager's Proposed CIP and the Superintendent's Proposed Resource Constrained CIP. (Again, the City Manager's Proposed CIP keeps funding level by assuming the same amount and distribution of funding for all project categories in FY 2021 as it did in FY 2011.)

Project Category	FY 2012 - 2021 City Manager's Proposed CIP	*FY 2012 - 2021 Superintendent's CIP	\$ Increase/(Decrease)	% Increase/(Decrease)
ADA	\$ 6,131,000	\$ 2,170,816	\$ (3,960,184)	-64.6%
Asset Loss Prevention	\$ 2,822,000	\$ 11,283,624	\$ 8,461,624	299.8%
Asset Replacement	\$ 5,164,000	\$ 15,216,960	\$ 10,052,960	194.7%
City Mandates	\$ 2,181,000	\$ -	\$ (2,181,000)	-100.0%
Ecocity	\$ 10,060,883	\$ 18,218,232	\$ 8,157,349	81.1%
Equip & Systems Replacements	\$ 5,466,000	\$ 8,340,190	\$ 2,874,190	52.6%
Facility Maintenance	\$ 65,206,000	\$ 75,147,198	\$ 9,941,198	15.2%
Instructional Environment	\$ 9,476,000	\$ 9,005,983	\$ (470,017)	-5.0%
Shared Program Priorities	\$ -	\$ 33,906,161	\$ 33,906,161	N/A
Totals	\$ 106,506,883	\$ 173,289,164	\$ 66,782,281	62.7%

* Proposed funding represents Superintendent's Resource Constrained Request

**City Mandates funding is captured in Shared Program Priorities in the Superintendent's Proposed FY 2012 - 2021 CIP

Superintendent's FY 2012 Capital Project Requests

The Superintendent's Proposed Resource Constrained CIP for FY 2012 includes a \$16.3 million, or 119.3% increase over City Council's Approved FY 2012 CIP. The table below provides details on the changes in each project category for FY 2012.

Project Category	FY 2012 Approved CIP	*FY 2012 Superintendent's CIP	\$ Increase/(Decrease)	% Increase/(Decrease)
ADA	\$ 2,038,000	\$ 1,860,090	\$ (177,910)	-8.7%
Asset Loss Prevention	\$ 305,000	\$ 1,103,722	\$ 798,722	261.9%
Asset Replacement	\$ 359,000	\$ 696,000	\$ 337,000	93.9%
Capacity Projects	\$ 3,500,000	\$ 11,195,200	\$ 7,695,200	219.9%
**City Mandates	\$ 21,000	\$ -	\$ (21,000)	-100.0%
Ecocity	\$ 764,616	\$ 1,876,759	\$ 1,112,143	145.5%
Equip & Systems Replacements	\$ 692,000	\$ 1,276,125	\$ 584,125	84.4%
Facility Maintenance	\$ 5,400,000	\$ 10,016,495	\$ 4,616,495	85.5%
Instructional Environment	\$ 615,000	\$ 1,235,000	\$ 620,000	100.8%
Shared Program Priorities	\$ -	\$ 778,125	\$ 778,125	N/A
Totals	\$ 13,694,616	\$ 30,037,516	\$ 16,342,900	119.3%

* Proposed funding represents Superintendent's Resource Constrained Request

**City Mandates funding is captured in Shared Program Priorities in the Superintendent's Proposed FY 2012 CIP

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Schools Share of Unrestricted Funds

Funding of capital projects for ACPS is allocated from unrestricted funding sources in the CIP. These major funding sources include Cash Capital, General Obligation Bonds (excluding Sewer Bonds), and use of General Fund Balance. The next table details funding received by ACPS in the Approved FY 2011 – 2020 CIP as a percentage of all unrestricted funding, and the same data for the City Manager's Proposed FY 2012 – 2021 CIP. As a percentage of all unrestricted funds, ACPS would receive a very similar percentage in the City Manager's Proposed FY 2012 – 2021 CIP as compared to the Approved FY 2011 – 2020 CIP. This result is primarily a function of City Council guidance to hold overall funding at similar levels and the recommendation of the City Manager to meet that guidance by equally constraining both City and ACPS projects.

Capital Improvement Plan	ACPS Share of Unrestricted City Funds	Total Planned Unrestricted City Funds	% of Unrestricted City Funds for ACPS
Approved FY 2011 - 2020 CIP	\$ 158,102,883	\$ 600,642,477	26.3%
City Manager's Proposed FY 2012 -2021 CIP	\$ 158,102,883	\$ 583,573,612	27.1%

Superintendent's Proposed FY 2012 – 2021 Resource Constrained Capital Improvement Program

The enormity of requests included in the Superintendent's Proposed FY 2012 – 2021 Resource Constrained CIP requires additional analysis by City staff. Project prioritization, available funding sources, impact to operating budgets, and debt service ratios will all need to be considered as City Council finalized the ACPS CIP. City staff will work with ACPS staff to continue its review of the ACPS request for City Council once the ACPS CIP is approved by their School Board. To view the ACPS Proposed FY 2012 – 2021 Capital Improvement Program in its entirety, please visit <http://www.acps.k12.va.us/budgets>.

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